



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR APRIL 13, 2010**

The regular meeting of the Warrington Township Board of Supervisors was held on April 13, 2010, 7:35 p.m., at the Township Building located at 852 Easton Road, Warrington, PA 18976, followed by the pledge of allegiance. The members present were as follows:

ATTENDANCE:

Rebecca A. Kiefer, Chairman; John Paul, Vice Chairman; Marianne Achenbach, Secretary; Michael W. Lamond, Jr., Assistant Secretary; Paul Plotnick, Member; Timothy J. Tieperman, Township Manager; William R. Casey, Esq., Township Solicitor; Richard Wieland, Township Engineer; Michael Mrozinski, Director of Planning and Economic Development; Carolyn Hanel, Director of Administrative Services/Parks and Recreation; Richard Lesniak, Director of Emergency Services; and Barbara Livrone, Executive Assistant to the Township Manager;

APPROVAL OF BILL LIST:

1. March 23, 2010 to April 13, 2010 - \$651,695.59

Mr. Paul motioned, seconded by Mrs. Achenbach, to approve the bill list from 3/23/10 to 4/13/10 totaling \$651,695.59. This motion passed unanimously by roll call.

APPROVAL OF MINUTES

2. February 23, 2010

Mr. Paul motioned, seconded by Mr. Plotnick, to approve the February 23, 2010 meeting minutes. The motion passed unanimously.

3. March 9, 2010

Mr. Paul motioned, seconded by Mr. Plotnick, to approve the March 9, 2010 meeting minutes. The motion passed unanimously.

MINUTES FOR POSTING

4. March 23, 2010

Mr. Paul motioned, seconded by Mr. Plotnick, the posting of the March 23, 2010 meeting minutes. The motion passed unanimously.

PUBLIC COMMENT

The following individuals commented on the pending TEVA development proposal:

- Mrs. Krista McDemus of 1007 Linden Way (regarding the endangerment of bog turtles)
- Mr. Coogan Cameron of 110 Muirfield Lane (regarding traffic concerns)
- Mr. Darrin Kenney of 3510 Limekiln Pike (regarding traffic concerns)
- Mr. Mike Kelly of 135 Muirfield Lane (regarding next scheduled TEVA meeting)

5. MANAGER'S REPORT.

Mr. Tieperman highlighted the following bulleted items in his report:

- Bucks County Tax Collection Committee
- Palomino Project
- Maple Avenue
- Energy Deregulation
- Redstone Meeting
- Board Goals
- Other Business

The Report contained two (2) consent items:

Bucks County Tax Collection Committee

Mr. Tieperman asked for the Board's consent to support a \$5,000 start-up grant from the Department of Community and Economic Development (DCED) on behalf of the Bucks County Tax Collection Committee. The Board unanimously withheld its consent pending the Solicitor's legal review of the Committee's bylaws, management committee structure and budget. This item will be reconsidered at the April 27, 2010 meeting.

Maple Avenue

Mr. Tieperman asked for the Board's consent to ratify a \$5,050 change order for the installation of additional handicap ramps as required by PennDOT. The Board granted its unanimous consent.

6. ENGINEER'S REPORT

Mr. Wieland highlighted two plans that have been submitted for the Township's review:

- Preliminary Plan for Pal's Office Building, located on Limekiln Pike.
- Revised Sketch Plan for Pete's Car Wash located on Easton Road

NEW BUSINESS (ACTION/DISCUSSION ITEMS):

7. Consider readoption of the International Construction Code (ICC) as it relates to all Township building, plumbing, fire, residential and mechanical codes.

Mr. Dale Hall, Township building inspector, gave a brief power point presentation highlighting the major sections of the 2009 International Residential Code.

Mr. Paul motioned, seconded by Mr. Plotnick, to approve the re-adoption of all ICC regulations enacted prior to July 1, 1999 and incorporating them into the Warrington Township Construction Code, as amended by the 2009 International Construction Code for all building, plumbing, fire, residential, mechanical, fuel, gas, and existing building codes. The motion passed unanimously.

Mr. Paul motioned, seconded by Mr. Plotnick, to approve an ordinance amending the Warrington Township Residential Construction Code and restoring the authority to regulate alteration and repair of one-and two-family dwellings and residential accessory structures. The motion passed unanimously.

8. Consider conceptual installation of a cell tower on township-owned property adjacent to Valley Road by Tower One Partners.

Lawrence Romanowski and Nicholas Pullen from Tower One Partners presented a conceptual installation of a cell tower to be located on a 12.065 acre township-owned parcel adjacent to Valley Road. They explained that tower would be located within a 50' x 50' fenced compound and would meet the frequency needs of local wireless carriers. The Board deliberated on the appropriate type of tower to be located at this site and whether the tower should include stealth technology or resemble a flag pole structure. It was suggested that the presenters prepare a photo simulation of how the tower might look from various vantage points. They were also requested to prepare a lease proposal similar to what was approved at the Street Road site.

9. Review proposed Corridor Zoning Update.

Mr. Mrozinski provided a brief overview of the proposed Town Center Ordinance, which Staff prepared in consultation with the Warrington Planning Commission. Given the lateness of the hour, Mr. Mrozinski asked Board members to review the draft for discussion at the next meeting. He will also forward a copy to the Bucks County Planning Commission for its required statutory review and stated that he will post the draft ordinance on the web page for public review and comment.

10. Review status of Solar Energy Grant and possible alternatives.

Mr. Tieperman reviewed the status of the Solar Energy Grant. He reported that Staff has retained a Pennsylvania-based expert to assist it in preparing a revised project scope since the Tradesville plant is no longer a feasible option. To avoid returning the grant, Staff is focusing its efforts on installing solar panels at the Mary Barness Tennis and Swim Club. The scope will be downsized from the original Tradesville design, thus requiring a lower municipal match.

Ms. Hanel explained briefly the concept of virtual meters and how under this new approach, the Township will not need to concern itself over the sale of S-RECs. Mr. Paul Stepanoff of Penn Renewables, Inc. will attend the next Board meeting to review the proposed project scope and rendering. He will also be available to answer any Supervisor questions.

11. Discussion of Warrington Day.

Mrs. Hanel asked for the Board's consent to hold Warrington Day at Valley Square on September 11. The Board granted its unanimous consent.

12. Joint discussion with members of the Warrington Township Park and Recreation Board and Warrington Township Bike and Hike Committee.

Carol Rice, Chairman of the Warrington Township Park and Recreation Board distributed a 1-page executive summary outlining the Board's mission statement and 2010 goals. She reviewed its contents and fielded Supervisor questions.

Paul Vollrath, Chairman of Warrington Township's Bike and Hike Committee, introduced fellow members Sharon Kaszan, Vice Chairman; and Gerald M. Sapers, Secretary. He distributed a 1-page executive summary outlining the Committee's mission statement and 2010 goals. Mr. Vollrath reviewed its contents and fielded questions from the Supervisors.

All Board members complemented all committee for their well-thought goals and objectives and thanked them for their volunteerism.

OLD BUSINESS (ACTION/DISCUSSION ITEMS):**13. Consider adoption of a revised Resolution for the Bluestone Creek dedication.**

Mr. Paul motioned, seconded by Mr. Plotnick, the adoption of a revised Resolution for the dedication of roadway and public improvements for Bluestone Creek. The motion passed 4-1. Mr. Lamond voted no.

14. Consider approval of amendment to water line easement agreement between Warrington Township and Cardinal Justin Rigali (Archbishop of Philadelphia).

Mr. Paul motioned, seconded by Mr. Lamond, the approval of an amendment to a water line easement agreement between Warrington Township and Cardinal Justin Rigali (Archbishop of Philadelphia). The motion passed unanimously.

EXECUTIVE SESSION

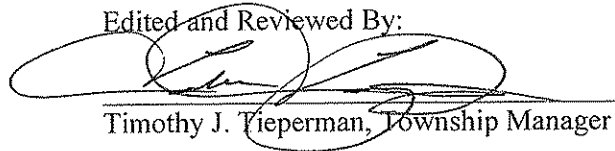
Mr. Paul indicated that there was a discussion over the engagement of an architectural firm to perform some conceptual layout work for a possible new public works facility to be located next to the new West End Fire Station.

Mrs. Kiefer motioned, seconded by Mr. Paul, to accept a proposal from Donovan Associates to perform this concept plan, subject to a not-to-exceed fee of \$5,000. The motion passed unanimously.

ADJOURNMENT

Mr. Paul motioned, seconded by Mr. Lamond, to adjourn the meeting at 10:40 p.m. The motion passed unanimously.

Edited and Reviewed By:



Timothy J. Tieperman, Township Manager